



PLANNING COMMISSION SUMMARY OF ACTIONS

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HEB

April 14, 2004

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Wilson

ABSENT: Commissioner Murphy

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Harsel announced that there would be a Joint Planning Commission/School Board Committee meeting on Wednesday, April 21, 2004, at 7:30 p.m. in the Board Conference Room.

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Commissioner Wilson announced that the workshop on the Zoning Ordinance Amendment on Cluster Subdivisions would take place on Wednesday, April 21, 2004, following the public hearings.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER RZ 2003-MA-052 AND SEA 88-L-071, THE TRUSTEES FOR IMMANUEL BIBLE CHURCH, TO A DATE CERTAIN OF APRIL 29, 2004.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2003-PR-043 AND FDP 2003-PR-043, VAN METRE LAND LIMITED PARTNERSHIP, TO A DATE CERTAIN OF APRIL 29, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2003-MV-065, BOARD OF SUPERVISORS' OWN MOTION, TO A DATE CERTAIN OF APRIL 21, 2004.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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FS-D04-19 – MILESTONE COMMUNICATIONS – 1633 Davidson Road

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION APPROVE "FEATURE SHOWN" APPLICATION FS-D04-19, MILESTONE COMMUNICATIONS, ON BEHALF OF CINGULAR WIRELESS AND T-MOBILE, PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioners Hart and de la Fe seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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RZ 2003-MV-036 ROUBIN ASSOCIATES, L.L.C. AND MARY ANNE PEARSON SANKO REVOCABLE TRUST

(Decision Only – Public Hearing was held on March 3, 2004)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ 2003-MV-036, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 14, 2004.

Commissioners de la Fe and Hopkins seconded the motion which carried by a vote of 9-0-2 with Commissioners Koch and Wilson abstaining; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS TO MODIFY THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN AND WESTERN PROPERTY LINES TO THAT DEPICTED ON THE GDP.

Commissioners de la Fe and Hopkins seconded the motion which carried by a vote of 9-0-2 with Commissioners Koch and Wilson abstaining; Commissioner Murphy absent from the meeting.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE BE MODIFIED TO PERMIT A SEVEN-FOOT HIGH BOARD-ON-BOARD FENCE ALONG PORTIONS OF THIS PROPERTY LINE EXCEPT FOR THE BUILDING FRONTS ON NEWINGTON ROAD.

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Commissioners de la Fe and Hopkins seconded the motion which carried by a vote of 9-0-2 with Commissioners Koch and Wilson abstaining; Commissioner Murphy absent from the meeting.

Commissioner Byers further MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS DENY A WAIVER OF THE TRAIL REQUIREMENT ALONG NEWINGTON ROAD.

Commissioners de la Fe, Hopkins, and Hart seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Murphy absent from the meeting.

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APR 01-II-1M – AREA PLANS REVIEW AMENDMENT

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE ALTERNATIVE LANGUAGE THAT MODIFIES THE STAFF RECOMMENDATION BY REVISING THE FIRST SENTENCE TO INDICATE THAT THE LANDSCAPING AND PLANTING OF TREES SHOULD OCCUR IN THE AREA BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING STONELEIGH COMMUNITY.

Commissioners de la Fe and Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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S03-IV-MV4 – OUT-OF-TURN PLAN AMENDMENT

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE S03-IV-MV4.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 9:18 p.m.
John R. Byers, Vice Chairman